

**STATE AGRICULTURE DEVELOPMENT COMMITTEE
May 24, 2012**

Summary of Changes to the SADC Appraisal Handbook –2012

1. Page 5&6: SADC Appraisal Policy – (a.)

This policy discusses the appraisal update letter policy. The reference to County is replaced with Contracting Agent.

Reason: To reflect the multiple agents that are now responsible for ordering appraisals.

2. Page 6: SADC Appraisal Policy

Statement Added (e): All appraisals requiring federal funding in the Farm and Ranchland Protection Program are not eligible for letter updates.

Reason: To insure a current and relevant valuation of the subject property in compliance with federal standards issued by NRCS.

3. Page 13: Exceptions paragraph 4 (example)

Statement removed: This is not required or necessary, but the appraiser always has this option.

Statement Added: Typically, there will be no measurable impact to the per acre value. In instances where the exception(s) constitute a larger area of the farm or contribute significantly to the value of the overall property, the above example may become critical to the accurate valuation of the property's unrestricted and deed restricted values.

Reason: Replaces the stricken statement and provides more clarity

4. Page 18: Appraisal Format; Certification of Appraisal

Statement Added: The appraiser is now required by USPAP to certify that they have or have not performed any services, appraisal or otherwise, regarding the subject property over the past three years. The appraiser should explain the nature of any such services and for whom they were performed.

Reason: Reminder that USPAP now requires reporting of any services rendered regarding the subject property in the last three years.

